

SECTION 17.09

LOADING AND OFF-STREET PARKING

1. LOADING REQUIREMENTS.

- A. An individual loading space shall be at least 10 feet wide by 45 feet long and have a minimum clearance of 14 feet.
- B. The number of such spaces provided shall be based upon the operating characteristics of the individual use and shall be subject to approval by the Plan Commission upon the submittal of building, site and operational plans.
- C. No building for commercial or industrial purposes shall be erected on a lot in a manner requiring servicing directly from the abutting public street.
- D. The use of public streets for the maneuvering of trucks to service industrial or commercial buildings is expressly prohibited. Sufficient on-site space shall be provided for such maneuvering.

2. PARKING REQUIREMENTS.

In all Districts and in connection with every use, there shall be provided at the time any use is converted, relocated, enlarged or moved from one location to another or building is erected, converted, relocated, enlarged, structurally altered or moved from one location to another, off-street parking stalls for all vehicles in accordance with the following:

A. Approval.

All business, institutional, multi-family residential and industrial parking areas plans shall obtain approval of the Plan Commission.

B. Adequate Access.

A driveway access to a public street, road or highway shall be provided for each lot and every driveway access shall be at least 10 feet wide for one and two-family dwellings and a minimum of 22 feet wide for all other land, buildings and structures.

C. Location.

Parking shall be located on the same lot as the principal use unless the Plan Commission specifically approves of parking being located on an adjoining parcel with the recording of appropriate access and parking easements and any necessary maintenance agreements and also providing that all parcels involved meet the requirements of this section.

D. Dimensional Requirement.

Parking spaces, driveways and aisles for access to parking spaces shall have the following minimum dimensions unless specifically varied by the Plan Commission.

Stall Width	9 feet
Stall Depth	20 feet
Parking Aisle Width	
Two-Way Traffic (90°).....	25 feet
One-Way Traffic (60°).....	18 feet
Driveway (no parking stalls)	
Two-Way Traffic	22 feet
One-Way Traffic	12 feet

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E. Parking Spaces for Use by Physically Disabled Persons.

Parking spaces for use by physically disabled persons shall be in accordance with State and federal requirements.

F. Surfacing.

All off-street parking areas, and driveways, except parking areas accessory to single-family and two-family dwellings, shall be surfaced with a bituminous or Portland cement concrete pavement. Such parking areas shall be kept free of dust, loose stones, and gravel. Such parking areas shall be so arranged and marked to provide for orderly and safe parking and storage of vehicles and must be completed within one (1) year of issuance of the building and zoning permit.

G. Flexibility in Application.

1. The Town recognizes that, due to the particulars of any given development, the inflexible application of the parking standards set forth in this section may result in a development either with inadequate parking space or parking space far in excess of its needs. The former situation may lead to traffic congestion or parking violations on adjacent streets as well as unauthorized parking in nearby lots. The latter situation wastes money as well as space that could more desirably be used for valuable development or environmentally useful open space. Therefore, the Plan Commission may allow deviations from the requirements of this section whenever it finds that the deviation will not adversely impact traffic circulation or public safety.
2. The site plan must, subject to Plan Commission approval, be designed to provide sufficient open space on the subject site to accommodate the additional parking spaces otherwise required by this section. Such open space shall be in addition to required yards, setbacks, driveways, private streets, loading and service areas and open space requirements. Sufficient open space shall be provided which, if converted to parking spaces, would provide off-street parking to meet the full requirements of this section at the time of application for a deviation from the requirements of this section.
3. The Plan Commission may at any time, at its sole discretion, require that all off-street parking as required by this section be constructed.

H. Changes in Occupancy or Intensity of Use.

When the parking needs of a building, structure or site is increased due to additional employees, gross floor area, seating capacity or due to a change of occupancy, additional parking spaces shall be constructed in the amount necessary to conform to this section, as determined by the Plan Commission.

I. Required Number of Stalls.

The following parking standards shall be applied unless deviations have been specifically approved by the Plan Commission in accordance with §17.09 2. G. or H. of this section.

<u>Type of Use</u>	<u>Number of Stalls</u>
Residential	2 per family
Auditorium	1 per each 3 seats
Church	1 per each 3 seats
Theater	1 per each 3 seats
Retail Business	1 per each 100 sq. ft. of floor area
Nonretail Commercial	1 per each 200 sq. ft. of floor area
Office Building	1 per each 200 sq. ft. of floor area
Customer Service	1 per each 100 sq. ft. of floor area

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Restaurant	1 per each 100 sq. ft. of floor area
Tavern	1 per each 100 sq. ft. of floor area
Club	1 per each 100 sq. ft. of floor area
Industrial*	1 per each 200 sq. ft. of floor area
Industrial*	1 per each 2 employees
Other	As determined by the Plan Commission

*Whichever will provide the greater number of stalls.

J. Residential Parking.

Parking of cars, vans, sport utility vehicles and light duty pick-up trucks accessory to a residential use shall be limited to those actually used by the residents or for temporary parking of guests.

K. Parking of Vehicles, Trucks and Equipment.

1. One commercial panel truck or pick-up truck per lot. Such truck and any attached extraneous material shall not exceed 20 feet 6 inches in length, 8 feet in height nor 7 feet in width.
2. No bus, truck or other equipment shall be parked regularly on road rights-of-way.
3. Recreational vehicles shall be kept in a garage or shall have a planting screen, landscaped fence, or wall at least four feet in initial height along a side abutting or fronting a residential district, except for boats in the R-L district.
4. Recreational equipment parked or stored shall not have fixed connections to electricity, water, gas or sanitary sewer facilities and at no time shall this equipment be used for living or housekeeping purposes.
5. If camping or recreational equipment is parked or stored outside of a garage, it shall be parked or stored subject to the following: There shall be a minimum setback of 50 feet when parked or stored adjacent to a public street or highway. It shall be parked or stored in the rearyard of the lot and it shall be parked or stored not closer than 10 feet from a side or rear lot line. Notwithstanding the above, camping or recreational equipment may be parked anywhere on the premises for loading or unloading purposes for a period of not more than 48 hours.
6. There shall be no parking or storage anywhere in a residential zoned District of any equipment which is no longer capable of the use intended or requiring repair over and above ordinary maintenance. All recreational equipment shall be kept in good condition. The ground area under and immediately surrounding where such recreational equipment is stored shall be maintained free of noxious weeds, debris or overgrowth.

L. Screening.

Any off-street parking area, other than that provided for a residence, which abuts or faces a residential district, shall provide a planting screen, landscaped fence or wall at least 4 feet in initial height along the side abutting or fronting on a residential district.

M. Offset.

In any off-street parking area, other than that provided for a residence, which abuts a residential district, no vehicle shall be allowed to park closer than 10 feet to the abutting residential lot line.

N. Setback.

No vehicle shall be parked closer than 10 feet to the base setback line.

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O. Lighting.

Lights provided in any parking area shall be hooded or beamed so as not to create undesirable glare or illumination of adjacent residential property.

P. Storage Prohibited.

The unenclosed parking or storage of unlicensed, unregistered, inoperable or junk vehicles is expressly prohibited within the Town. The use of any vehicle for storage purposes is expressly prohibited within the Town.

Q. Driveway Slope (created 12-001)

1. The maximum driveway slope shall be 12%, with the following exceptions:

- a. Existing driveways that exceed 12% may remain.
- b. Repair or repaving of existing driveways that exceed 12% shall be allowed; however, shall not increase in slope.
- c. The Plan Commission may grant a driveway slope variance at the petition of the property owners.